



Connells

Corner House Wellfield Road
Hatfield

Corner House Wellfield Road Hatfield AL10 0FS

for sale guide price
£200,000



Property Description

Situated within this exclusive development of just eight apartments, this beautifully presented one-bedroom top floor home offers contemporary living finished to an exceptional standard throughout.

The property features a bright and spacious open-plan living area incorporating a luxury fitted kitchen with integrated appliances and ample space for dining and entertaining. Patio doors lead onto a private balcony, providing an ideal outdoor space to relax and enjoy the elevated outlook.

The generous double bedroom is complemented by a stylish modern bathroom, while underfloor heating throughout, powered by an energy-efficient heat pump, ensures year-round comfort. Further benefits include permit parking, lease remaining of 247 Years and an excellent EPC Rating B.

Perfectly positioned close to Hatfield town centre and approximately a 12-minute walk from the mainline station, the property offers direct rail services to London King's Cross in around 30 minutes, making it ideal for commuters.

Offered to the market chain free and benefiting from the remainder of a 10-year new build warranty, this exceptional apartment is an ideal first-time purchase, investment opportunity or downsize move.

Kitchen/Lounge/Diner

20' 4" max x 17' 2" (6.20m max x 5.23m)

Bedroom

13' 1" x 10' 4" min (3.99m x 3.15m min)

Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)

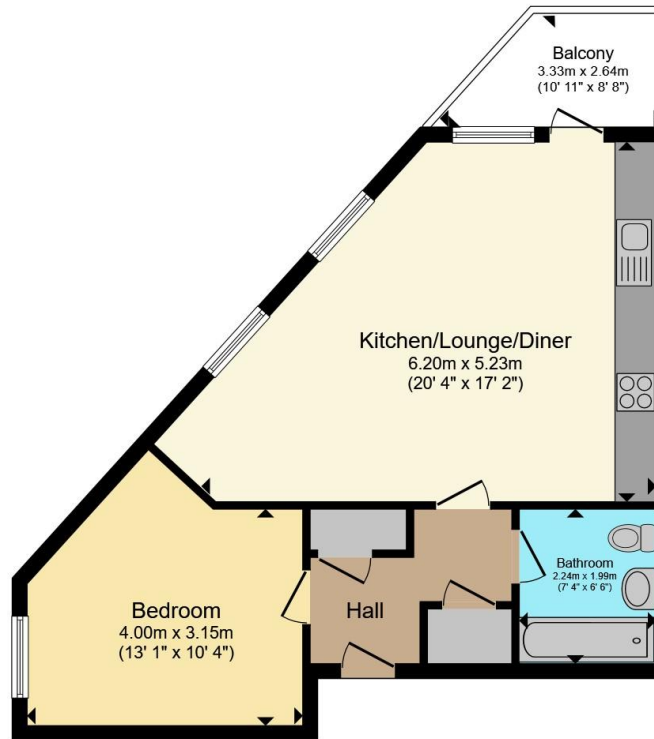
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2319.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307807

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307807 - 0006